

## Property Highlights

- Wooded, hilltop tract in West Little Rock – perfect for luxury residential development
- Approximately 1 mile west of Colonel Glenn Exit on I-430
- Great site for large-lot residential community or secluded estate-style homesite
- Panoramic views from numerous angles, including from east/west ridge at 500' elevation
- Small pond, two primary ridges, opportunities for large lots with maximum aesthetic appeal
- Adjoins Little Rock city limits line and carries zoning designation of "AF" (agriculture and forestry district), which permits single-family residences and recreational uses
- Municipal water service and electricity easily available; area served by high-speed internet
- Sample lot layout available to illustrate potential development plan
- Allows secluded feel, yet minutes from freeway and close to major retail, office, and medical facilities
- **FOR SALE @ \$2,350,000**

## Demographics

	2 Mile	3 Mile	5 Mile
2024 Population	10,446	30,935	107,434
Daytime Population	10,250	32,897	114,689
Households	4,670	14,127	46,779
Average HH Income	\$138,674	\$96,816	\$92,552

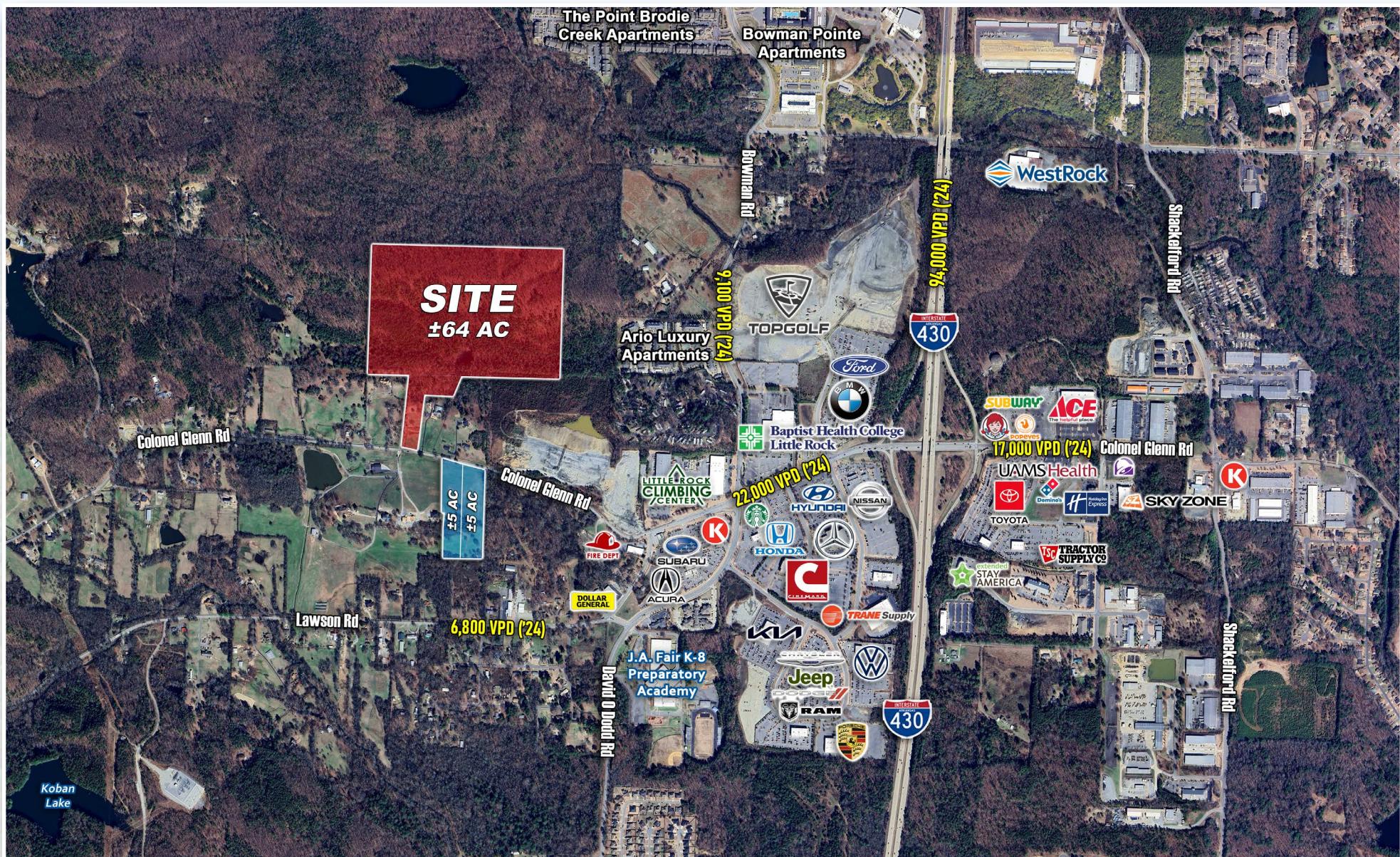


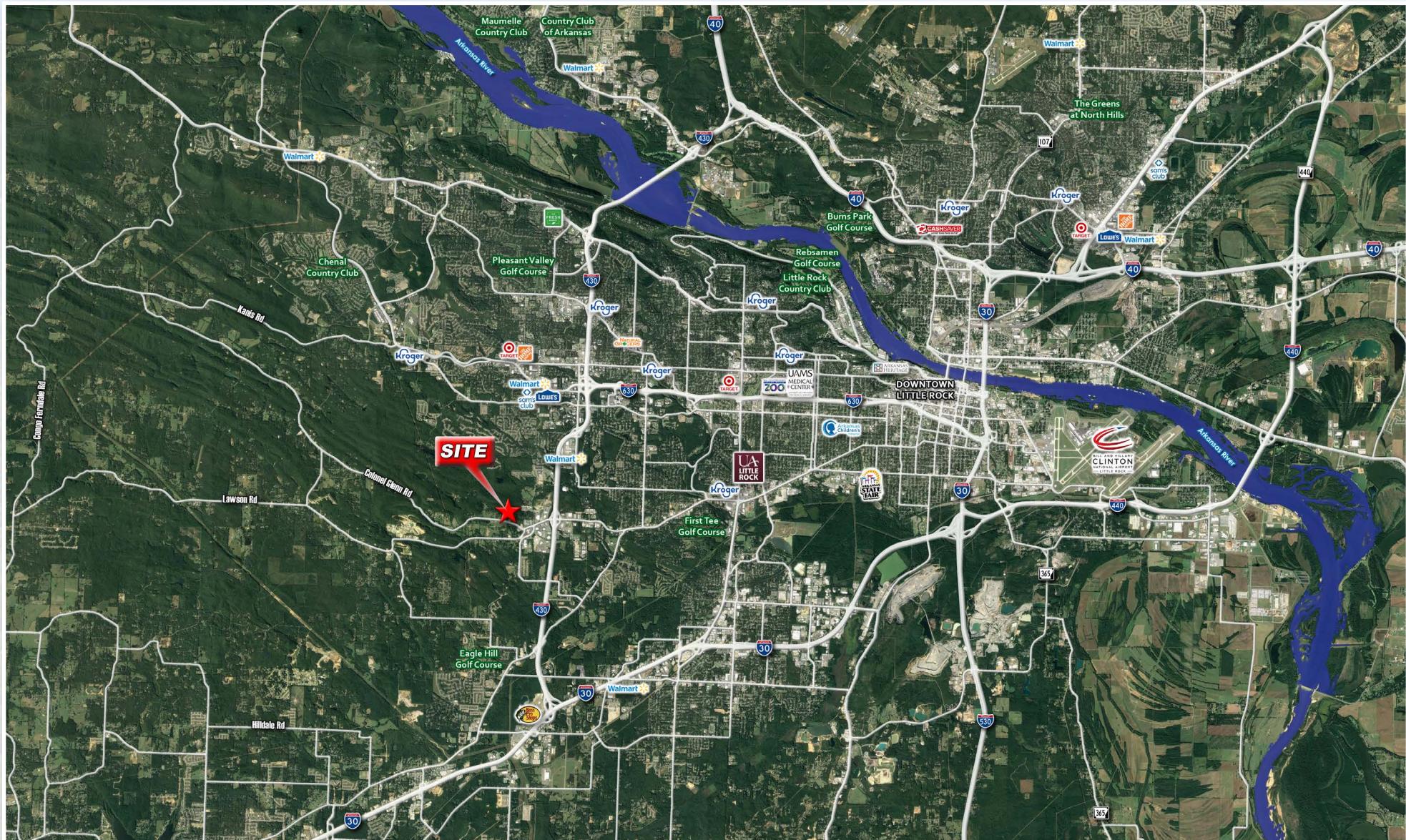
(approximate acreage per county records; not from survey)

*(See agent for information on 5-acre lot homesites directly across Colonel Glenn)*

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## POTENTIAL DEVELOPMENT PLAN



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